

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JULY 26, 2000**

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
John B. Kelso, Lee District
Ilryong Moon, Commissioner At-Large
Peter F. Murphy, Jr., Springfield District
Linda Q. Smyth, Providence District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Judith W. Downer, Dranesville District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District

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The meeting was called to order at 8:30 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Commissioner Alcorn announced that the Planning Commission would be briefed on the Infill and Residential Development Study draft on Wednesday, September 27, 2000 at 7:30 p.m. in the Board Auditorium. In preparation for that briefing, he said the Residential Development and Infill Committee would meet on Wednesday, September 20, 2000 at 7:30 p.m. in the Board Conference Room. He noted that a series of community meetings on this subject would be held in each magisterial district in the fall and the Planning Commission would hold a workshop on the study on Wednesday, October 11, 2000 at 7:30 p.m. to receive public input.

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Commissioner Harsel MOVED THAT THE PUBLIC HEARING ON RZ-2000-BR-013, PCA-95-B-014, SE-00-B-015 and SEA-95-B-018, FAIRFAX COUNTY EMPLOYEES CREDIT UNION, BE DEFERRED TO A DATE CERTAIN OF SEPTEMBER 13, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer, Koch, and Palatiello absent from the meeting.

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Commissioner Harsel MOVED THAT THE DECISION ONLY ON SE-00-B-009, FIRST WASHINGTON REALTY AND MCDONALD'S, INC., BE FURTHER DEFERRED TO A DATE

CERTAIN OF JULY 27, 2000, WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioners Byers and Wilson seconded the motion which carried unanimously with Commissioners Downer, Koch, and Palatiello absent from the meeting.

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Commissioner Byers called the Commission's attention to a staff report addendum distributed tonight for PCA-1996-MV-037-3 and FDPA-1996-MV-037-2, South Station, L.L.C. He said these applications were scheduled for public hearing on Thursday, July 27, 2000.

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Commissioner Harsel MOVED THAT THE FOLLOWING MINUTES BE APPROVED:

JUNE 2, 1999	JUNE 24, 1999	JULY 15, 1999
JUNE 3, 1999	JUNE 30, 1999	JULY 21, 1999
JUNE 16, 1999	JULY 7, 1999	JULY 22, 1999
JUNE 17, 1999	JULY 8, 1999	JULY 28, 1999
JUNE 23, 1999	JULY 14, 1999	JULY 29, 1999

Commissioner Byers seconded the motion which carried by a vote of 7-0-2 with Commissioners Moon and Smyth abstaining; Commissioners Downer, Koch and Palatiello absent from the meeting.

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Commissioner Kelso MOVED THAT THE PUBLIC HEARING ON PCA-C-448-24 AND FDPA-C-448-28, KINGSTOWNE RESIDENTIAL OWNERS CORPORATION, BE DEFERRED TO A DATE CERTAIN OF OCTOBER 4, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Downer, Koch and Palatiello absent from the meeting.

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FSA-S96-78-1 - AT&T WIRELESS, 8900 block Burke Road

Commissioner Murphy MOVED THAT THE PLANNING COMMISSION APPROVE FSA-S96-78-1, AT&T WIRELESS.

Commissioner Kelso seconded the motion which carried unanimously with Commissioners Downer, Koch, and Palatiello absent from the meeting.

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ORDER OF THE AGENDA

Chairman Murphy noted that there was only one item on the agenda:

1. SEA-98-M-028 - LINCOLNIA EDUCATIONAL FOUNDATION, INC.

This was accepted without objection.

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SEA-98-M-028 - LINCOLNIA EDUCATIONAL FOUNDATION, INC. - Appl. under Sect 3-204 of the Zoning Ord. to amend SE-98-M-028 previously approved for a private school of general education to permit an increase in land area & site modifications on property located at 6349 Lincoln Rd. on approx. 2.93 ac. zoned R-2. Tax Map 72-1((1))50A & 50B. MASON DISTRICT. PUBLIC HEARING.

Ms. Lori Greenlief, agent for the applicant, reaffirmed the affidavit dated December 10, 1999. Commissioner Smyth disclosed that a member of her family served as an officer on the Board of Directors of the Lincolnia Educational Foundation, Inc., and had also occasionally served as their attorney.

Ms. Jacqueline Blue, Zoning Evaluation Division (ZED), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the application.

Ms. Greenlief explained that when the Board of Supervisors approved a request two years ago allowing a change in the ages of students, the applicant had been required to provide a total of 65 parking spaces. To meet this requirement, she said the school had purchased an adjacent lot with a dwelling which would be used for parking, offices, a small employees' daycare center and classrooms. She noted that there would be no change in the number of teachers or in the hours of operation.

Commissioner Hall noted that the subject application, which included no new construction, had the support of the Mason District Land Use Committee. She said a development condition would be added requiring the existing building and the newly acquired dwelling to be painted the same color. She explained that after the close of the public hearing, she would defer a decision on this matter so that she could visit the property and inspect the fence and the area south of the fence.

In response to a question from Commissioner Hall, Ms. Greenlief said the existing fence had been required to provide a barrier between the school property and the adjacent house, which had been occupied at the time. Ms. Kristin Abrahamson, ZED, DPZ, added that the fence had been constructed to protect the RPA from encroachment and also because of concerns of neighbors.

Commissioner Alcorn suggested that staff ensure that the ball court located in the RPA and a fence located inside the floodplain did not negatively impact those areas.

Ms. Greenlief responded to a question from Commissioner Byers concerning the proposed daycare facility and ages of the students. In response to a question from Commissioner Harsel, Ms. Greenlief said that the part-time residence referred to in the staff report was no longer in use.

Commissioner Hall noted that staff had responded to a letter from Mr. John D. Bellingham in which he stated his concern about notification procedures. (A copy of the letter is in the date file.)

Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. There were no further comments or questions from the Commission and staff had no closing remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion.

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Commissioner Hall MOVED THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY ON SEA-98-M-028, LINCOLNIA EDUCATIONAL FOUNDATION, INC. TO A DATE CERTAIN OF JULY 27, 2000 WITH THE RECORD REMAINING OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried by a vote of 8-0-1 with Commissioner Smyth abstaining; Commissioners Downer, Koch and Palatiello absent from the meeting.

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The meeting was adjourned at 9:01 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Linda B. Rodeffer

Approved on: April 26, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission